

House File 2472 - Introduced

HOUSE FILE 2472
BY COMMITTEE ON COMMERCE

(SUCCESSOR TO HF 430)

A BILL FOR

1 An Act relating to boards of administration for horizontal
2 property.

3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 499B.15, Code 2009, is amended by adding
2 the following new subsection:

3 NEW SUBSECTION. 1A. If the form of administration is a
4 board of administration, board meetings must be open to all
5 apartment owners except for meetings between the board and its
6 attorney with respect to proposed or pending litigation where
7 the contents of the discussion would otherwise be governed by
8 the attorney-client privilege. Notices of all board meetings
9 must be posted in a conspicuous place on the property at least
10 forty-eight hours in advance of a meeting. In the
11 alternative, if notice is not posted in a conspicuous place on
12 the property, notice of each board meeting must be mailed or
13 delivered to each apartment owner at least seven days before
14 the meeting. Minutes of meetings of the board of
15 administration must be maintained in written form or in
16 another form that can be converted into written form within a
17 reasonable time. The official records of the board of
18 administration must be open to inspection and available for
19 photocopying at reasonable times and places. Any action taken
20 by a board of administration at a meeting that is in violation
21 of any of the provisions of this subsection is not valid or
22 enforceable.

23 EXPLANATION

24 This bill relates to boards of administration for
25 horizontal property.

26 The bill provides a new requirement for bylaws that govern
27 horizontal property. The bill provides that the bylaws must
28 provide that if the form of administration is a board of
29 administration, board meetings must be open to all apartment
30 owners. Notices of all board meetings must be posted in a
31 conspicuous place on the property at least 48 hours in advance
32 of a meeting. In the alternative, if notice is not posted in
33 a conspicuous place on the property, notice of each board
34 meeting must be mailed or delivered to each apartment owner at
35 least seven days before the meeting. Minutes of meetings of

H.F. 2472

1 the board of administration must be maintained in written form
2 or in another form that can be converted into written form
3 within a reasonable time. The official records of the board
4 of administration must be open to inspection and available for
5 photocopying at reasonable times and places. Any action taken
6 by a board of administration at a meeting that is in violation
7 of any of these provisions is not valid or enforceable.